

## State of South Florida Residential Real Estate Market

This list began on Monday, Nov. 24, 2008, with 107,527 condos, townhouses, and single-family houses for sale in the tri-county South Florida region of Miami-Dade, Broward, and Palm Beach counties. There were an additional 9,302 condos, townhouses, and single-family houses that are under contract and scheduled to close. Here is a updated list of active sales and pending sales through the previous Monday compared to the original data.

For more information, please contact Peter Zalewski, Licensed Real Estate Broker of Condo Vultures® Realty LLC, at 305-865-5629 or by email at Peter@CondoVultures.com.

Running Total Through	11/24/08		4/20/2009			4/27/2009			5/4/2009			5/11/2009			5/18/2009			Current V. 11/24/2008	
	Total	% of Market	Total	% of Market	Week-Over-Week Change	Total	% of Market	Week-Over-Week Change	Total	% of Market	Week-Over-Week Change	Total	% of Market	Week-Over-Week Change	Total	% of Market	Week-Over-Week Change	Total	% Change
<b>Active Listings Of Condos, Townhouses, Single-Family Houses</b>																			
South Florida Total	107,527	100%	90,382	100%	-1.6%	89,674	100%	-0.8%	87,793	100%	-2.1%	86,812	100%	-1.1%	85,705	100%	-1.3%	-21,822	-20.3%
Miami-Dade County Total	40,994	38%	33,676	37%	-1.6%	33,426	37%	-0.7%	32,906	37%	-1.6%	32,601	38%	-0.9%	32,348	38%	-0.8%	-8,646	-21.1%
Broward County Total	36,926	34%	29,898	33%	-1.7%	29,610	33%	-1.0%	28,851	33%	-2.6%	28,468	33%	-1.3%	28,039	33%	-1.5%	-8,887	-24.1%
Palm Beach County Total	29,607	28%	26,808	30%	-1.3%	26,635	30%	-0.6%	26,036	30%	-2.2%	25,743	30%	-1.1%	25,318	30%	-1.7%	-4,289	-14.5%
<b>Pending Sales Of Condos, Townhouses, Single-Family Houses</b>																			
South Florida Total	9,302	100%	14,183	100%	4.4%	14,378	100%	1.4%	14,397	100%	0.1%	14,679	100%	2.0%	15,191	100%	3.5%	5,889	63.3%
Miami-Dade County Total	4,245	46%	6,274	44%	4.3%	6,372	44%	1.6%	6,406	44%	0.5%	6,504	44%	1.5%	6,680	44%	2.7%	2,435	57.4%
Broward County Total	3,295	35%	5,388	38%	5.8%	5,472	38%	1.6%	5,462	38%	-0.2%	5,581	38%	2.2%	5,820	38%	4.3%	2,525	76.6%
Palm Beach County Total	1,762	19%	2,521	18%	1.7%	2,533	18%	0.5%	2,529	18%	-0.2%	2,594	18%	2.6%	2,691	18%	3.7%	929	52.7%
<b>Active Listings Of Single-Family Houses</b>																			
South Florida Total	46,599	100%	37,054	100%	-1.9%	36,658	100%	-1.1%	35,787	100%	-2.4%	35,231	100%	-1.6%	34,578	100%	-1.9%	-11,368	-24.4%
Miami-Dade County	16,554	36%	12,564	34%	-2.3%	12,421	34%	-1.1%	12,183	34%	-1.9%	12,027	34%	-1.3%	11,868	34%	-1.3%	-4,527	-27.3%
Broward County	15,831	34%	11,995	32%	-1.9%	11,853	32%	-1.2%	11,531	32%	-2.7%	11,312	32%	-1.9%	11,093	32%	-1.9%	-4,519	-28.5%
Palm Beach County	14,214	31%	12,495	34%	-1.6%	12,381	34%	-0.9%	12,073	34%	-2.5%	11,892	34%	-1.5%	11,617	34%	-2.3%	-2,322	-16.3%
<b>Pending Sales Of Single-Family Houses</b>																			
South Florida Total	4,868	100%	7,325	100%	4.8%	7,446	100%	1.7%	7,477	100%	0.4%	7,628	100%	2.0%	7,897	100%	3.5%	3,029	62.2%
Miami-Dade County	2,074	43%	3,231	44%	4.6%	3,290	44%	1.8%	3,312	44%	0.7%	3,350	44%	1.1%	3,437	44%	2.6%	1,363	65.7%
Broward County	1,804	37%	2,766	38%	5.5%	2,806	38%	1.4%	2,816	38%	0.4%	2,888	38%	2.6%	3,026	38%	4.8%	1,222	67.7%
Palm Beach County	990	20%	1,328	18%	4.1%	1,349	18%	1.6%	1,349	18%	0.0%	1,390	18%	3.0%	1,434	18%	3.2%	444	44.8%
<b>Active Listings Of Condos and Townhouses</b>																			
South Florida Total	60,928	100%	53,328	100%	-1.3%	53,016	100%	-0.6%	52,006	100%	-1.9%	51,581	100%	-0.8%	51,127	100%	-0.9%	-9,801	-16.1%
Miami-Dade County	24,440	40%	21,112	40%	-1.2%	21,005	40%	-0.5%	20,723	40%	-1.3%	20,574	40%	-0.7%	20,480	40%	-0.5%	-3,960	-16.2%
Broward County	21,095	35%	17,903	34%	-1.6%	17,757	33%	-0.8%	17,320	33%	-2.5%	17,156	33%	-0.9%	16,946	33%	-1.2%	-4,149	-19.7%
Palm Beach County	15,393	25%	14,313	27%	-1.1%	14,254	27%	-0.4%	13,963	27%	-2.0%	13,851	27%	-0.8%	13,701	27%	-1.1%	-1,692	-11.0%
<b>Pending Sales Of Condos and Townhouses</b>																			
South Florida Total	4,434	100%	6,858	100%	3.9%	6,932	100%	1.1%	6,920	100%	-0.2%	7,051	100%	1.9%	7,294	100%	3.4%	2,860	64.5%
Miami-Dade County	2,171	49%	3,043	44%	4.0%	3,082	44%	1.3%	3,094	45%	0.4%	3,154	45%	1.9%	3,243	44%	2.8%	1,072	49.4%
Broward County	1,491	34%	2,622	38%	6.2%	2,666	38%	1.7%	2,646	38%	-0.8%	2,693	38%	1.8%	2,794	38%	3.8%	1,303	87.4%
Palm Beach County	772	17%	1,193	17%	-0.7%	1,184	17%	-0.8%	1,180	17%	-0.3%	1,204	17%	2.0%	1,257	17%	4.4%	485	62.8%

Source: Condo Vultures® Realty LLC compiled this data using the Multiple Listing Service.